108.0	0002	0034.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 863,600 / 863,600
					USE VALUE: 863,600 / 863,600
					ASSESSED: 863,600 / 863,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HENOCH ALEXANDER JEFFREY
Owner 2:	HENOCH ALEXANDER KIMBERLEY
Owner 3:	
Street 1:	59 TOMAHAWK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COFFEY HAROLD LEO/ESTATE -
Owner 2:	-
Street 1:	59 TOMAHAWK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Vinyl Exterior and 2576 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8447.000	392,200		471,400	863,600
Total Card	0.194	392,200		471,400	863,600
Total Parcel	0.194	392,200		471,400	863,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.25 | /Parcel: 335.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69188

GIS Ref

GIS Ref

Insp Date 08/21/18

!8497!

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0034.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	392,200	0	8,447.	471,400	863,600		Year end	12/23/2021
2021	101	FV	378,200	0	8,447.	471,400	849,600		Year End Roll	12/10/2020
2020	101	FV	378,200	0	8,447.	471,400	849,600	849,600	Year End Roll	12/18/2019
2019	101	FV	294,100	0	8,447.	471,400	765,500	765,500	Year End Roll	1/3/2019
2018	101	FV	294,100	0	8,447.	404,000	698,100	698,100	Year End Roll	12/20/2017
2017	101	FV	294,100	0	8,447.	377,100	671,200	671,200	Year End Roll	1/3/2017
2016	101	FV	294,100	0	8,447.	323,200	617,300	617,300	Year End	1/4/2016
2015	101	FV	292,700	0	8,447.	289,600	582,300	582,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:26:12

LAST REV

Date	Time
02/26/20	10:31:45
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8497

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COFFEY HAROLD L	62437-69		8/12/2013		683,500	No	No		D.O.D. HAROLD LEO COFFEY 9/1/2010.
	14597-23		4/1/1982		115,000	No	No		Y

USER DEFINED

Prior Id # 1:	69188
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1743	Re-Roof	12,500	C				
3/13/2013	337	Solar Pa	35,769	C				
8/3/2007	656	Renovate	42,800			G9	GR FY09	basement,family ro

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Missed Appt.	CC	Chris C
8/21/2018	MEAS&NOTICE	CC	Chris C
5/29/2013	Info Fm Prmt	EMK	Ellen K
2/18/2009	Meas/Inspect	189	PATRIOT
10/27/1999	Meas/Inspect	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8447		Sq. Ft.	Site		0	70.	0.80	4									471,388						471,400	

Total AC/HA:	0.19392	Total SF/SM:	8447	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	471,388	Spl Credit		Total:	471,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.23593748
Const Adj.:	0.99792004
Adj $ / SQ:	123.337
Other Features:	121200
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481863
Depreciation:	89626
Depreciated Total:	392236

COMMENTS

SINK IN WET BAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

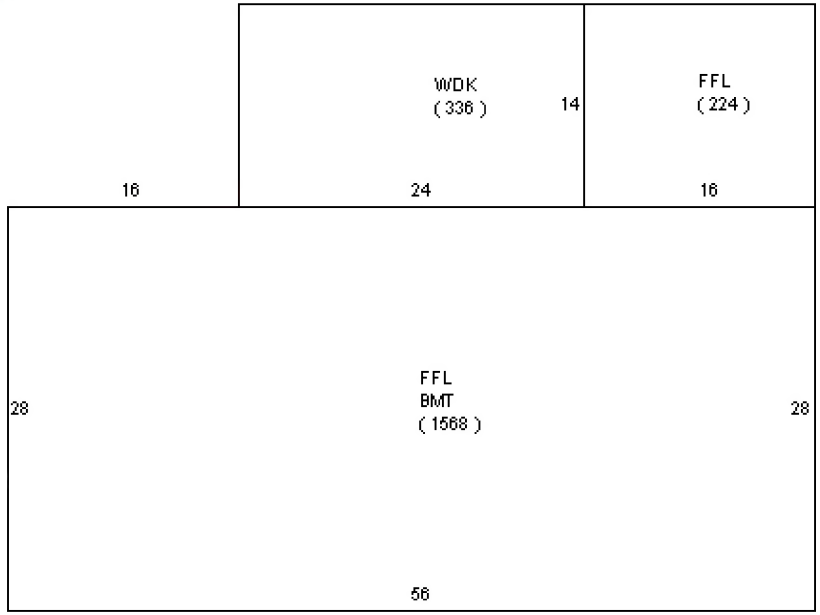
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.67
Special Features:	0	Val/Su Net:	106.11
Final Total:	392200	Val/Su SzAd	218.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,792	123.340	221,019
BMT	Basement	1,568	59.200	92,828
WDK	Deck	336	8.960	3,010

Net Sketched Area:	3,696			Total:	316,857
Size Ad	1792	Gross Area	3696	FinArea	2576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0034.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	